

52-396-2
MAR 58 Block 2 Lot 17A ✓

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Know all men by these presents, That

WATERVILLE BURGER CORPORATION, a Maine Corporation with a principal place of business in Waterville, County of Kennebec and State of Maine,

00225

TRANSFER
TAX
PAID

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by RAILROAD SQUARE PROFESSIONAL BUILDING, a Maine General Partnership,

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey
unto the said RAILROAD SQUARE PROFESSIONAL BUILDING,
its successors ~~heirs~~ and assigns forever.

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine. Being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

BK3086PG 131

To Have and to Hold the aforegranted premises, with all the privileges and appurtenances thereof,
to the said RAILROAD SQUARE PROFESSIONAL BUILDING, its successors

~~heir~~ and assigns forever. And the Grantor does covenant with the said Grantee its
successors,
~~heir~~ and assigns, that it is lawfully seized in fee of the premises; that
they are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee and
that it and its/ ^{successors and assigns} ~~heir~~ shall and will warrant and defend the same to the said
Grantee its/ ^{successors} ~~heir~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, ~~the said~~ WATERVILLE BURGER CORPORATION has
caused this instrument to be signed in its corporate name and sealed with its
corporate seal by David R. Palmer, its president duly authorized

~~and~~

~~with~~

~~of the said~~

~~in the said~~

~~whereof all right of the said corporation is hereby conveyed to the grantee premises~~

~~have been set~~ ~~and~~ this thirty-first day of December
in the year of our Lord one thousand nine hundred and eighty-six.

Signed, Sealed and Delivered in Presence of

WATERVILLE BURGER CORPORATION

By: David R. Palmer, President

SEAL

State of Maine

County of Kennebec

ss.

December 31, A. D., 19 86

Then personally appeared the above-named DAVID R. PALMER, President of
WATERVILLE BURGER CORPORATION

and acknowledged the above instrument to be his
and the free act and deed of the Corporation.

free act and deed. Before me,

JOHN DILL

Justice of the Peace
Notary Public

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EXHIBIT "A" 1001-11
WARRANTY DEED FROM WATERVILLE BURGER CORPORATION
TO RAILROAD SQUARE PROFESSIONAL BUILDING
December 31, 1986

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec, and State of Maine, lying on the westerly side of, and adjacent to Chaplin Street Connector, so called, and more particularly bounded and described as follows:

Beginning at an iron pin set in the westerly right of way line of said Chaplin Street Connector, said iron pin marking the southeasterly corner of the parcel herein conveyed, and also marking the northeasterly corner of remaining land of the herein Grantors; said iron pin is set on line between two granite highway right of way monuments which are 34.69 feet apart, and is $N 02^{\circ}-17'-45'' W$ a distance of 11.04 feet from the most southerly of the two monuments; thence $N 84^{\circ}-18'-36'' W$ along the northerly line of remaining land of the herein Grantors a distance of 124.29 feet to an iron pin marking the northwesterly corner of remaining land of the herein Grantors in the easterly line of a parcel of land now or formerly of Sadie H. Mitchell; thence $N 11^{\circ}-29'-54'' W$ along the easterly line of land of said Mitchell a distance of 64.96 feet to an iron pin set in the southerly line of a parcel of land now or formerly of Maine Central Railroad Company; thence $N 60^{\circ}-57'-53'' E$ along the southerly line of land of said Railroad Company a distance of 115.93 feet to an iron pin marking the southeasterly corner of said Railroad Company land in the westerly right of way line of said Chaplin Street Connector; thence southeasterly along the westerly right of way line of said Chaplin Street Connector on a curve to the right having a radius of 202.00 feet, and a central angle of $28^{\circ}-02'-45''$ a distance of 98.88 feet as measured along the arc of said curve to a granite highway right of way monument; thence $S 02^{\circ}-17'-45'' E$ continuing along said right of way line a distance of 23.65 feet to the iron pin at the point of beginning.

The parcel herein described contains 0.26 acres.

Meaning and intending to convey a portion of the premises conveyed to the herein Grantors by deed recorded in the Kennebec County Registry of Deeds in Book 2483,

Page 331.

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